149.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,900 / 679,900
					USE VALUE:	679,900 / 679,900
					ASSESSED:	679,900 / 679,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAYER NEAL & DOO LEI-SANNE
Owner 2:	TRS/ MAYER-DOO FAMILY TRUST
Owner 3:	
Street 1:	87 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAYER NEAL & DOO LEI-SANNE -
Owner 2:	-
Street 1:	87 SCHOOL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,579 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1702 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5579.000	262,700	6,000	411,200	679,900
Total Card	0.128	262,700	6,000	411,200	679,900
Total Parcel	0.128	262,700	6,000	411,200	679,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.57 | /Parcel: 399.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 97978
GIS Ref:
GIS Ref:
Insp Date: 04/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,700	6000	5,579.	411,200	679,900	679,900	Year End Roll	12/18/2019
2019	101	FV	208,100	6100	5,579.	411,200	625,400	625,400	Year End Roll	1/3/2019
2018	101	FV	214,900	6100	5,579.	364,200	585,200	585,200	Year End Roll	12/20/2017
2017	101	FV	214,900	6100	5,579.	305,400	526,400	526,400	Year End Roll	1/3/2017
2016	101	FV	214,900	6100	5,579.	305,400	526,400	526,400	Year End	1/4/2016
2015	101	FV	202,900	6100	5,579.	264,300	473,300	473,300	Year End Roll	12/11/2014
2014	101	FV	202,900	6100	5,579.	255,500	464,500	464,500	Year End Roll	12/16/2013
2013	101	FV	202,900	6100	5,579.	243,200	452,200	452,200		12/13/2012

!11631!

PRINT

Date	Time
12/11/20	01:46:31

LAST REV

Date	Time
09/17/19	08:48:27
mmcmakin	
11631	

USER DEFINED

Prior Id # 1:	97978
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAYER NEAL & DO	1548-107	1	8/22/2019	Convenience	1	No	No		
	1061-60		9/1/1989		175,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/10/2013	40	Manual	15,426	C				
12/14/2012	1653	Re-Roof	8,500	C				
4/6/1994	96		9,500					NEW PORCH 12X14
8/11/1992	372	Manual	3,000					REBUILD WDK

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	Inspected	BS	Barbara S
4/18/2018	MEAS&NOTICE	CC	Chris C
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
10/27/2008	Meas/Inspect	345	PATRIOT
4/25/2000	Inspected	263	PATRIOT
11/18/1999	Measured	263	PATRIOT
7/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5579		Sq. Ft.	Site		0	70.	1.05	8									411,158						411,200	

Total AC/HA: 0.12808 | Total SF/SM: 5579 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 411,158 | Spl Credit | Total: 411,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31287873
Const Adj.:	0.97563571
Adj $ / SQ:	160.111
Other Features:	76818
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380687
Depreciation:	118013
Depreciated Total:	262674

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

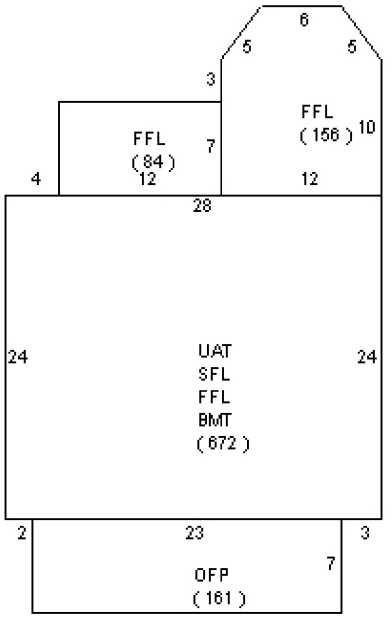
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	160.11
Special Features:	0	Val/Su Net:	101.62
Final Total:	262700	Val/Su SzAd	165.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	912	160.110	146,022
BMT	Basement	672	48.030	32,278
SFL	Second Floor	672	160.110	107,595
UAT	Upper Attic	168	81.980	13,772
OFP	Open Porch	161	26.100	4,202

Net Sketched Area:	2,585			Total:	303,869
Size Ad	1584	Gross Are	3089	FinArea	1702

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	70	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X22	G	AV	1928	30.59	T	40	101			4,800			4,800
19	Patio	D	Y	1	250	A	FR	1980	3.75	T	39	101			600			600
19	Patio	D	Y	1	150	A	AV	2006	4.75	T	10.4	101			600			600

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000